

# 1 S FAIROAKS AVE

PASADENA, CA 91105

*Creative Office for Lease*





# SUITE 401

## HIGHLIGHTS

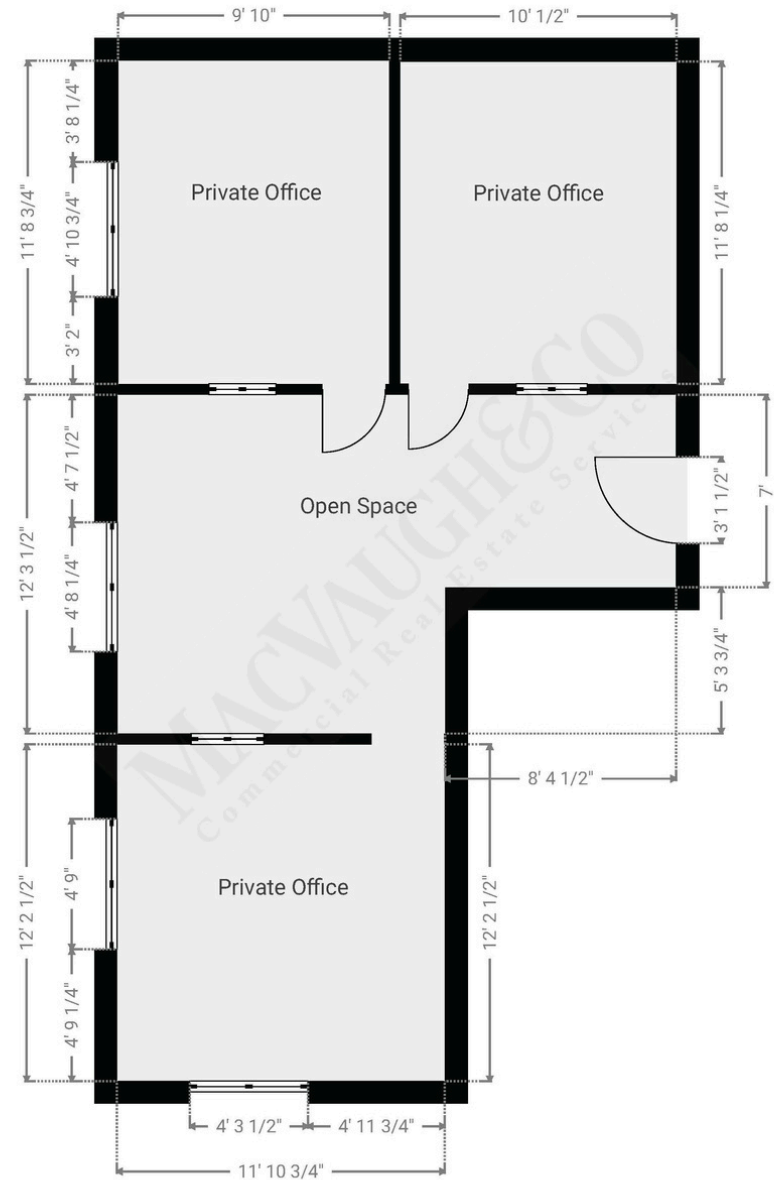
**PRICE** \$2.50/SF FSG

**SIZE** 700 SQFT

**LAYOUT** 2 - 3 private offices and a conference room

**FINISHES** Fully carpeted, high ceilings, beautiful natural light

**AVAILABLE** 5/1/2024



# PASADENA, CA CITY INFORMATION

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- 200k population, 110k employees, 127k average household income all within a 3-mile radius

- The seasonal population reaches its peak through the Rose Bowl with sports events, concerts and New Years Eve/Day

- Ranked as one of the top walking and retail locations in the United States with a walk score of 98 and a bike score of 73

- National icons such as Art Center College of Design, JPL and Cal Tech

- Deeply rooted with history, architecture and art with notable neighbors such as the Norton Simon Museum, City Hall and hundreds of historically significant buildings

- Multiple Metro Gold Line stops are located throughout the city - Bringing in people from Azusa to Downtown Santa Monica

- You'll find a combination of mom-and-pop shops and major tenants keeping the history of the city alive while bringing a modern day flare







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